



CONSOLIDATED PLAN

2000-2005

Community Development Block Grant Program

HOME INVESTMENT PARTNERSHIP PROGRAM



Working to Make Chula Vista a Better Place to Live, Work and Play

I. COORDINATING AND MANAGING THE PROCESS

This document continues the consolidated process that replaced the Community Planning and Development (CPD) planning and application requirements with a single submission. This plan satisfies the minimum statutory requirements of Chula Vista's two CPD formula programs: Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME).

The Consolidated Plan is a planning document that identifies a jurisdiction's overall housing and community development needs, and outlines a strategy to address those needs. The Plan is required to: 1) describe the jurisdiction's housing and community development needs and market conditions; 2) set out a strategy that establishes priorities; and 3) establish a short-term investment plan that outlines the intended use of resources.

A primary purpose of the Consolidated Plan is to encourage jurisdictions to develop a plan for addressing the needs of lower income groups that are intended beneficiaries of HUD programs.

The Chula Vista Community Development Department serves as the lead agency in coordinating of the consolidated planning and submission process. Extensive efforts were undertaken by the City to solicit input in the development of the five year plan. The following section describes the City's process for consultation with public and private agencies that provide housing, health and social services during preparation of the plan. Section II of this plan describes the Citizen Participation process in detail.

Public and Private Agencies

The Chula Vista Community Development Department consulted with other key City departments in development of this plan, including: Building and Planning; Engineering/Public Works, Library and Recreation and Police. Other key public and quasi-public agencies contacted in preparation of the Plan include:

San Diego County Housing Authority
San Diego Association of Governments

Economic Development is an important component required by the Consolidated Plan. Chula Vista consulted with the following agencies:

Chula Vista Chamber of Commerce
Building Industry Association of San Diego County (BIA)
South County Board of Realtors

Copies of the draft Consolidated Plan were sent to adjacent units of local government as well as several non-profit and social service agencies during the 30-day public review of the Plan.

Social Services Agencies

The City conferred with a variety of social service agencies in preparation of the Consolidated Plan. Three public meetings were noticed in local newspapers. A public hearing was held before the City Council to solicit input on community development and housing needs, including social services needs, on May 2, 2000.

In preparing the needs assessment, a wide range of service providers were contacted to develop complete information on community needs. Agencies representing the following needs groups were contacted:

- Persons with HIV/AIDS
- Homeless persons
- Low income youth and children
- Persons with disabilities
- Elderly persons
- Persons with alcohol or substance abuse problems

Lead-Based Paint

The City contacted the County of San Diego Department of Health Services (DHS) B Child and Adolescent Health Program to identify that there are 14 reported cases of elevated lead blood levels in Chula Vista. With the implementation of the Lead-based paint legislation, Chula Vista will be re-evaluating the rehabilitation program for legislative compliance. Although the rehabilitation program does not utilize federal funds, a HUD 203K program is currently being developed.

II. CITIZEN PARTICIPATION

A. PARTICIPATION

Citizen participation is one of the most important components of the Consolidated Plan process. The City of Chula Vista Community Development Department utilized the following strategy to solicit meaningful input in preparing the City's Consolidated Plan.

Initial Public Hearings

Three public meetings were held on April 3, 2000; April 4, 2000; and April 6, 2000. On April 26, 2000 a public meeting was held with the City's Housing Advisory Commission. By holding these public meetings with already established and varied community groups, staff believes more valuable input was received from the public. On May 2, 2000 a public hearing was held before the City Council to solicit Council and citizen input on the Consolidated Plan.

Access to Meetings

The City of Chula Vista allowed adequate, timely notification of all public meetings. The public meetings conducted at various stages of the Consolidated Plan were advertised in three newspapers and through other methods of public notice.

Access to Information

As part of the 30-day public comment period, copies of the draft Consolidated Plan were available for the public to read at the following locations: the Community Development Department office, the Chula Vista Main Library and the South Chula Vista Library.

At the end of the 30-day comment period, the City Council adopted the Plan and transmitted it to HUD for approval. The final Consolidated Plan, amendments to the Plan, and annual performance reports will be available for five years at City Hall and public libraries.

Residents affected by the Plan's implementation will have access to the City's plans, to minimize displacement and to assist those displaced, if any, as a result of the Plan's activities.

City staff will ensure adequate notification of any public hearings related to significant amendments and performance reviews of the Consolidated Plan. Advance notice of public hearings will be printed in newspapers of general circulation at least ten(10) day prior to the meeting date.

In addition, the City will ensure reasonable access to information and records related to the development of the Plan and to the expenditure of resources for programs funded by CDBG and HOME for the past five (5) years.

Technical Assistance

City staff notified public meeting participants and other community members who represent lower and moderate income groups that they could receive technical assistance in order to develop funding requests for CDBG and HOME funds. Technical assistance for such groups include helping them understand the program requirements and determination of eligible/ineligible activities; suggestions on structuring new programs; and assistance in completing the application.

Public Hearing for Draft Consolidated Plan

Public hearings were publicized adequately and held at times and locations which are convenient to the community, especially those persons affected by the program resources. The location of the hearing at City Hall is accessible to persons with physical disabilities. A public hearing held before the Chula Vista Council on April 18, 2000 and May 2, 2000 concerning the draft Plan provided opportunities for public comment prior to submission of the Plan to HUD.

Publishing the Plan

The draft Plan which contains community overview with needs assessment, housing and community development five-year strategic plan, and annual funding plan was distributed for 30-day public comment review on April 7, 2000. The City Council adopted the Plan May 9, 2000 and the final Plan was subsequently provided to the HUD office in Los Angeles. Publication of notices in local newspapers described the purpose, priorities and goals of the Plan, and the availability of the draft Plan for review.

Public Comment

During the 30-day public review, community members had the opportunity to comment on the draft Consolidated Plan. Community members were encouraged to submit comments during the development of the Plan, and will also be encouraged to submit comments to any subsequent Plan amendments, and to the annual performance report to the Plan. Written and verbal comments expressed during the comment period are considered and summarized in Appendix C of the Plan.

The City made an effort to respond in writing within 16 working day to those written comments and will make an effort to respond in the same amount of time to future comments.

Complaints regarding the Consolidated Plan process must have been made within the 30-day public comment period, and City staff made an effort to respond to complaints within 15 working days from the date of the complaint, where practical. Complaints regarding the Plan amendments and annual progress reports must include: 1) a description of the objection with supporting facts and data; and 2) name, address, telephone number, and date of complaint.

III. HOUSING AND COMMUNITY DEVELOPMENT NEEDS

This section of the Consolidated Plan presents an overall picture of the housing and community development needs in Chula Vista. The needs assessment provides the foundation for establishing priorities and allocating Federal, State, and local resources to address identified housing and community needs.

The section is divided into two major components: A) Housing, and B) Non-Housing Community Development Needs. Much of the information presented has been was originally identified in the 1994-1999 Consolidated Plan and is still relevant. Supplemental information has been provided from various planning studies and reports, such as the *City of Chula Vista Market and Demographic Profile* prepared in 1998, the *Draft 1999-2004 Housing Element*, and information collected through community public meetings and interviews with interested parties and City staff.

A. HOUSING NEEDS

The first section of the needs assessment focuses on Chula Vista's housing needs, including the following components:

- ❖ Household Needs
- ❖ Homeless Needs
- ❖ Public and Assisted Housing Needs
- ❖ Lead Based Paint Needs
- ❖ Housing Market Conditions
- ❖ Barriers to Affordable Housing
- ❖ Fair Housing

1. Household Needs

This section summarizes available data on the most significant current housing needs of lower and moderate income Chula Vista residents, and projects those needs over the five-year Consolidated Plan period. Current supportive housing needs are also summarized.

a. Background and Trends

Chula Vista is the second largest municipality in San Diego County with a population of 166,945 residents. The City covers approximately 50 square miles along the San Diego Bay and is surrounded by National City, the City of San Diego, and the unincorporated area. Two major north-south freeways, Interstate 5 and Interstate 805 traverse Chula Vista. The area west of the I-805 "western Chula Vista" is built up and characterized by well-established with primarily infill and redevelopment residential construction activity. The developing "eastern area" is comprised of large vacant tracts constituent to several master-planned communities in various stages of approval and implementation.

Demographic Trends

Population

In 1990, the population of the San Diego region was 2, 498,016. It is estimated that by 1998 the region's population had grown to 2, 795,780, an increase of 11.9 percent. During this same time Chula Vista's population increased by approximately 19.9 percent. Refer to Table I-1, Population Growth Chula Vista and San Diego Region 1990-1998.

**TABLE I-1
POPULATION GROWTH
CHULA VISTA AND SAN DIEGO REGION
1990-1998**

Year (January 1)	Chula Vista	San Diego Region	Chula Vista as % of the Region
1990	135,163	2,498,016	5.4%
1991	138,262	2,539,583	5.4%
1992	141,015	2,583,470	5.5%
1993	144,466	2,614,222	5.5%
1994	146,525	2,638,511	5.6%
1995	149,791	2,690,255	5.6%
1996	153,164	2,690,255	5.7%
1998	162,106	2,795,780	5.9%
Total Increase % Increase	26,943 19.9%	297,764 11.9%	

Source: State Department of Finance Revised Annual January 1, 1997 estimates.

Projected Population

As indicated in Table I-2 on the following page, Chula Vista's population is expected to increase by 82.28 percent between 1995 and 2020, an increase of approximately 124,362 people, compared with the 44 percent projected growth for the region.

For the period approximating the Consolidated Plan period (2000-2005), Chula Vista's population will increase by 28 percent, and increase of 46,000. This compares to a regional increase of 15 percent.

**TABLE I-2
PROJECTED POPULATION GROWTH**

Year	Chula Vista	San Diego Region
1995	151,093	2,669,200
1998	162,106	2,795,780
2005	208,107	3,223,474
2010	233,313	3,437,697
2020	275,455	3,853,297
Total Increase	124,362	1,184,097
% Increase	82.3%	44.4%

Source: SANDAG Preliminary 2020 Cities/County Forecast, February 1999, State DOF March 1998

Income

Income levels influence the range of housing prices within a and the ability of the population to afford housing. As household income increases, the number of homeowners increases. As household income decreases, the number of households paying a disproportionate amount of their income for housing and the number of persons occupying unsound and overcrowded housing increased. The 1998 median household income of \$42,516 in Chula Vista is very close to the region's median income of \$42,350.

For the purposes of the Consolidated Plan, HUD has established the following income categories:

- ❖ **Extremely Low Income Households:** Households whose gross income is equal to 30 percent or less of the area median income.
- ❖ **Very Low Income Households:** Households whose gross income is equal to 31 percent and 50 percent or less of the area median income.
- ❖ **Low Income Households:** Households whose gross income is between 51 percent and 80 percent of the area median income.
- ❖ **Moderate Income Households:** Households whose gross income is between 81 percent and 95 percent of the area median income.

Table I-3 shows the distribution of the household income. The income distribution in Chula Vista is very similar to that of the region as a whole.

**TABLE I-3
HOUSEHOLD INCOME DISTRIBUTION**

Income	Chula Vista		San Diego Region
	No.	Percent	Percent
Less than \$10,000	3,869	7.2%	7.2%
\$10,000 to \$14,999	3,334	6.2%	5.8%
\$15,000 to \$24,999	7,285	13.5%	13.6%
\$25,000 to \$34,999	7,770	14.4%	14.3%
\$35,000 to \$49,999	9,433	17.5%	18.8%
\$50,000 to \$74,999	11,876	22.0%	20.6%
\$75,000 to \$99,999	5,433	10.0%	9.6%
\$100,000 or more	4,968	9.2%	10.1%
Total	53,968	100%	100%

Source: SANDAG Population and Housing Estimates, January 1, 1998

Employment: Characteristics

In the San Diego region, employment growth out paced population growth between 1980 and 1990. The decade recorded a gain of more than 313,400 jobs, an increase of 47.4 percent, while population increased by 629,772 people, a growth rate of 34 percent. During the recession, between 1990 and 1996, employment grew only four percent (39,800) while population grew 8.1 percent (202,021 people). ¹

Between 1990 and 1994 more low paying than high paying jobs were created in the San Diego region. High paying jobs increased by 31.4 percent while low paying jobs increased by over 43 percent. In addition, the real wages of high paying jobs have decreased seven percent, while wages in low paying jobs have decreased 15 percent over the same time period (wages adjusted for inflation). ²

Chula Vista is forecasted to be one of the fastest growing employment centers in the region because of land available for employment center development, access to major transportation corridors such as Interstate 8 and 805, and its proximity to the U.S. – Mexico International Border.

¹ Source: SANDAG Evaluating Economic Prosperity in the San Diego Region: 1998 Update, page 56

² Source: SANDAG Evaluating Economic Prosperity in the San Diego Region: 1998 Update, page 6

Table I-4 indicates major employers in the City of Chula Vista and approximate number of employees.

**TABLE I-4
CHULA VISTA MAJOR EMPLOYERS**

Business	Type	Employees
<i>Non-Retail</i>		
BF Goodrich (formerly Rohr, Inc.)	Manufacturing	2,344
Sharp Chula Vista Medical Center	Hospital	883
Scripps Memorial Hospital	Hospital	660
American Fashion	Manufacturing	388
United Parcel Service	Parcel Delivery	311
<i>Retail</i>		
Wal-Mart	General Merchandise	349
Costco Wholesale (2 stores)	General Merchandise Warehouse	336
Sears	Department Store	300
Target (2 stores)	General Merchandise Warehouse	244
Albertsons (2 stores)	Grocery Store	226
Macy's	Department Store	211
K-Mart (2 stores)	General Merchandise Warehouse	207
Home Depot	Building Supplies	206

Source: City of Chula Vista Finance Department

Employment is projected to increase by 21, 647 jobs or 47 percent between 1995 and 2005, with the greatest numeric increases occurring in the services, government, and retail sectors (7,545, 3,265, and 3,459 jobs respectively). Given that retail trade and service jobs are traditionally lower paying, the need for affordability in the local housing market may be magnified, assuming that those retail trade and service employees also reside within the community.

Table I-5 on the following page provides a 25-year projection of employment growth by sector for Chula Vista.

**TABLE I-5
PROJECTED EMPLOYMENT BY SECTOR
CHULA VISTA - 1995 THROUGH 2020**

	1995	2005	2010	2020	1995-2020 Change	
					Number	Percent
Civilian Employment	45,996	67,643	73,200	87,533	41,537	90.3%
Manufacturing	5,534	6,861	6,528	6,301	767	13.9%
Trans/Comm/ Utilities	1,698	2,463	2,534	2,816	1,118	65.8%
Wholesale Trade	2,208	4,096	4,779	6,172	3,964	179.5%
Retail Trade	10,485	13,944	14,638	16,587	6,102	58.2%
Fin/Insur/Real Estate	2,318	3,418	4,050	5,541	3,223	139.0%
Services	11,108	18,653	20,436	25,905	14,797	133.2%
Government	7,632	10,897	12,331	14,516	6,884	90.2%
Other *	5,013	7,311	7,904	9,695	4,682	93.4%
Military Employment	0	0	0	0	0	0
Total Employment	45,996	67,643	73,200	87,533	41,537	90.3%
Employment Housing Ratio	0.85	0.95	0.91	0.91	0.05	6%

* Employment in agriculture, mining, and construction industries, and self-employed and domestic workers

Source: SANDAG Preliminary 2020 Forecast, February 1999

Racial and Ethnic Concentrations: One of Chula Vista's greatest assets is the cultural diversity of its people and neighborhoods. Many of the neighborhoods reflect residents living together harmoniously in various cultural and economic groups and sharing a sense of community. On the other hand, Chula Vista, like other cities, has areas which are concentrated with low income and minority households. These areas have been exacerbated by the high cost of housing outside of these low income areas.

The City of Chula Vista took a lead role in the County by creating an Affordable Housing Policy (AHP) which required developers of housing projects in excess of 50 units to explore Federal and State subsidy programs along with other economically feasible means of reducing the price of housing. The AHP requires the developer to provide a minimum of 5 percent of the units for low income households and 5 percent of the units to middle income households. This policy continues to be a positive step toward ensuring a more racially and economically balanced community.

Table I-6 shows that in Chula Vista, the population is diverse, with no single race/ethnic group predominating.

**TABLE I-6
CHANGE IN POPULATION BY RACE**

Population	1990	1997	Percent Change
White (non-Hispanic)	49.8%	44.0%	-5.8%
Black	4.2%	4.6%	0.4%
Hispanic	37.3%	42.0%	4.7%
Asian/Other	8.5%	9.5%	1.0%
Total Population	135,163	162,047	20%

Five Year Projections

State law defines regional share needs for new housing units by jurisdiction and distributes that need to all income groups. The City of Chula Vista will need 1,954 new housing units

b. Non-Homeless Persons with Special Needs

There are some population groups that have been identified as having a need for special or alternative types of housing. These special need populations have difficulty finding appropriate housing to meet their needs due to economic, social, mental, or physical conditions. These groups are the elderly, persons with disabilities, large families, single parents, the homeless, farm workers, day laborers, and students. Many of these groups overlap, for example many farm workers are homeless and many elderly people have a disability.

Elderly and Frail Elderly

The limited incomes of many elderly persons often make it difficult for them to find affordable housing. In the San Diego region, the elderly spend a higher percentage of their income for food, housing, medical care, and personal care than non-elderly families. Many elderly persons need some form of housing assistance. In 1990, 6.3 percent of the San Diego region's residents aged 65 and over were living in poverty.

The elderly population comprises about 12 percent of the estimated population in Chula Vista or 18,515 persons according to SANDAG's March 31, 1998 Demographic Characteristics estimates. Elderly is defined as 65 years or older.

The housing needs of the elderly include supportive housing, such as intermediate care facilities, group homes, and other housing that may include a planned service component. Needed services related to the elderly households include personal care, health care, housekeeping, meal, personal emergency response, and transportation.

According to the 1990 Census data for Chula Vista, approximately 6, 199 elderly households are low-income and a majority (58 percent) are homeowners. Of those elderly households renting their home, 40 percent are estimated to pay more than 50 percent of their income for housing.

Elderly households constitute nearly 31 percent of all Chula Vista low-income households (20,290 households). Of the total low-income renter households, 20 percent are elderly, and of the total low-income households, nearly half (49 percent) are elderly.

Persons with Disabilities

According to the U.S. Bureau of the Census, a person is considered to have a disability if he or she has difficulty performing certain functions (seeing, hearing, talking, walking, climbing stairs, and lifting or carrying), or has difficulty with certain social roles (doing school work for children or working at a job for adults). A person who is unable to perform one or more activities, uses an assistive device to get around, or who needs assistance from another person to perform basic activities is considered to have a severe disability.

The U.S. Bureau of the Census estimates that ten percent of the total population in the United States has a severe disability and that 20 percent has some kind of disability. ³ Applying these rates to Chula Vista would result in a 1998 estimate of 16,000 persons with severe disabilities and 32,000 with some kind of disability.

The 1990 U.S. Census lists 7,191 persons living in Chula Vista, between the ages of 16 and 64, as having a work, mobility, or self-care limitation.

Four factors – affordability, design, location, and discrimination – significantly limit the supply of housing available to households of persons with disabilities. Most homes are inaccessible to people with mobility and sensory limitations. Housing is needed that is adaptable to widened doorways and hallways, access ramps, larger bedrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities as they often rely on public transportation to travel.

Group housing, shared housing, and other supportive housing options can help meet the needs of persons with disabilities. These housing options often have the advantage of social service support on-site or readily available.

**TABLE I-6
MOBILITY AND SELF- CARE LIMITATION BY AGE**

	16 TO 64 Years	65 to 74 Years	75+ Years	Total
Mobility limitation only	1,120	509	803	2,432
Self-care limitation	2,093	427	237	2,757
Mobility and self-care	955	349	698	2,002
Total	4,168	1,285	1,738	7,191

Source: 1990 U.S. Census (STF3), Table P69

Disabilities can hinder the ability of a person to earn adequate income. “The U.S. Bureau of the Census estimates that 70 percent of all people with severe disabilities are unemployed and rely upon fixed monthly disability incomes which are rarely adequate for the payment of market rate rent.” ⁴

³ SANDAG Regional Housing Needs Statement, page 42

⁴ National Partners in Homeownership, *KeyNotes*, “Reaching People with Disabilities,” 1998, Page 3.

Housing and advocacy groups report that people with disabilities are often the victims of discrimination in the home buying market. People with disabilities, whether they work or receive disability income are often perceived to be a greater financial risk than persons without disabilities with identical income amounts. The non-profit National Home of Your Own Alliance estimates that only two percent of this population own their own home compared to the overall homeownership rate of 66 percent. ⁵

Large Families

Large families, defined as five or more persons, usually require units with three or more bedrooms and pay a larger percentage of monthly income for housing. They often have lower incomes and frequently live in overcrowded smaller units which can result in accelerated unit deterioration.

According to 1990 census data, 6,592 (14 percent) of Chula Vista's 47,824 total households were large families of five or more persons as compared to 13 percent region wide. Of those, 6,592 large family households in Chula Vista, 4,088 (62 percent) were owner and 2, 504 (38 percent) were renter.

Single Parents

Single parents comprise a significant portion of lower-income households "in need." Single-parent households often require special consideration and assistance because they tend to have lower incomes and a greater need for day care, health care, and related facilities. (SANDAG: RHNS:page 137)

1990 census data indicate that 10.31 percent of the City's total households are headed by single parents as compared to 9.3 region wide. Of these 4, 902 households in Chula Vista, 994 (20 percent) are headed by males and 3,908 (80 percent) by females. Of the female single-parent households, 1,411 live below the poverty level, that is three percent of households.

Homeless

Throughout the country and the San Diego region, homelessness has become an increasing problem. Factors contributing to the rise in homelessness include a lack of housing affordable to low and moderate income persons, increases in the number of persons whose income fall below the poverty level, reductions in subsidies to the poor, drug/alcohol abuse, and the de-institutionalization of the mentally ill.

As defined by the U.S. Department of Housing and Urban Development, an individual or family who is homeless:

1. Lacks a fixed, regular, and adequate nighttime residence; or
2. Has a primary nighttime residence that is:
 - ❖ A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
 - ❖ An institution that provides a temporary residence for individuals intended to be institutionalized; or

⁵ Ibid

- ❖ A public or private place not designated for, or ordinarily used as, a regular sleeping accommodation for human beings.

This definition does not include persons living in substandard housing (unless it has been officially condemned); persons living in overcrowded housing, or persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge).

A report prepared by the Regional Task Force on the Homeless in May 1998 states that the total homeless population in San Diego County is estimated at 15,000, with approximately 47 percent or 7,000 persons being resident farm workers and day laborers. Within Chula Vista the homeless population is estimated at 500 urban homeless and 100 homeless day laborers. Approximately 158 of the total homeless population are enrolled in local transitional shelter programs each day. According to South Bay Community Services (SBCS) the homeless population in Chula Vista are primarily families and many of those are the result of domestic violence.

The Regional Task Force on the Homeless estimates that families account for approximately 25 percent of the urban homeless population in the region and probably represent the fastest growing segment of this population. Studies conclude that half are victims of domestic violence.

Single adults account for approximately 70 percent of the urban homeless. The majority of single adults are young males. Approximately 40 percent of urban single-homeless men are veterans. The remaining homeless population is comprised of chronically homeless youth and elderly persons.

Social service and homeless providers address the supportive service needs of the homeless, as well as housing needs. The many and various needs of the homeless include emergency shelter, transitional housing, social services (i.e., job counseling/training), mental health services, and general health services. Existing service agencies indicate that a growing need exists for limited-term shelter or transitional facilities for homeless individuals and families.

Many organizations located in other cities offer shelter for the homeless population currently residing in Chula Vista. Table I-7 lists the shelter locations both in and near Chula Vista that are known to serve Chula Vista's homeless population.

South Bay Community Services (SBCS) is the primary social service agency that provides homeless shelter and services within Chula Vista. SBCS operates four transitional living programs in Chula Vista and participates in the FEMA and County of San Diego Hotel/Motel Voucher Program.

**TABLE I-7
SHELTERS FOR THE HOMELESS SERVING SAN DIEGO – SOUTH BAY**

Agencies	Program Name	Target Population	Special Needs	Bed Spaces	City
<i>Seasonal Emergency Shelter</i>					
Ecumenical Council of SD County	ISN Rot'l Shelter South Bay (mid-October –March)	General Population	General Homeless	12	Regional
<i>Transitional Shelter</i>					
MAAC Project	Nostros	Adult Men Only	Substance Abuse	13	Chula Vista
SBCS	Casa Nuestra Shelter	Homeless Youth	General Homeless	8	Chula Vista
SBCS	Casa Nueva Vida Shelter	Families w/Children	General Homeless	45	Chula Vista
SBCS	Casa Segura	Families w/Children	Victims of Domestic Violence	40	Chula Vista
SBCS	Transitional Housing Program	Families w/Children	General Homeless	40	Chula Vista
<i>Winter Hotel/Motel Vouchers (November through April)</i>					
MAAC Project	Hotel/Motel Vouchers	Families w/Children	At-Risk w/disability		
SBCS	Hotel/Motel Vouchers	Families w/Children	At-Risk w/disability		
Total Beds				158	

Definitions:

Seasonal Emergency Shelter – A program which provides shelter and support services during a limited portion of late fall and Winter months.

Transitional Housing - Temporary housing and support services to return people to independent living as soon as possible, and not longer than 24 months.

Source: Regional Task Force on the Homeless

Homeless Prevention Programs and Services

For the last few years, the City has allocated Community Development Block Grant (CDBG) funds to SBCS for youth and family support services, housing services, and economic development opportunities. Located in Chula Vista, SBCS offers assistance to persons who are “near homeless” through coordination of available services and financial resources and counseling in such matters as financial management and family support.

For those persons or households who may be threatened with homelessness due to financial difficulties, Consumer Credit Counselors of San Diego and Imperial County is a non-profit organization that helps persons or households in financial difficulties. Their offices are located in Chula Vista. They provide educational classes teaching the wise use of credit and money management, and using community resources, counseling, and debt management programs for those who want to avoid bankruptcy.

Farm Workers and Day Laborers

Farm workers and day laborers are described as those individuals who live in the area and work regularly in the fields or in casual labor situations. Due to the rapid suburbanization of Chula Vista, very little of the County's agricultural employment base is left in the area. According to SANDAG's 1995 Employment Inventory, there are only 63 agricultural workers in Chula Vista which is only 0.2 percent of the employment base and 0.6 percent of the workers in agriculture, forestry, fishing, and mining region wide.

Chula Vista's day laborers may work on small construction jobs and odd jobs. Similar to the farm workers, day laborers are often here temporarily and may choose to be homeless in order to send their earnings home to their families rather than using their resources for housing. This was seen in 1995 when the City of San Diego met some resistance from farm workers and day laborers who were offered to be relocated from encampments into apartments.

It is difficult to provide an accurate estimate of this population due to this population's geographical, linguistic, and cultural isolation. The Regional Task Force on the Homeless has roughly estimated a rural homeless population of 100 day laborers in Chula Vista. Almost all are single men.

Students

Students can impact housing demands in areas that surround universities and colleges. Typically students are low-income and are therefore affected by a lack of affordable housing, especially within easy commuting distance from campus. They often seek shared housing situations or live with their parents to decrease expenses and can be assisted through roommate referral services offered on-and-off-campus.

Chula Vista is the location of Southwestern Community College with an enrollment of 17,716 for Fall 1999. Most (70 percent) are part-time students and only 27 percent are new enrollees. The average age is 26.8 and 83 percent are ethnic minorities. Sixty-six percent of the students intend to continue their education at a four-year university. The majority of students are employed and 37 percent live in Chula Vista. When surveyed about their needs, none indicated a need for housing. There is no housing office on campus and the college administrators have not heard about housing problems from the students.

The Olympic Training Center represents a unique student need in Chula Vista. Approximately 120 of the athletes require short-term stay of one to two months and use the four dormitories at the Center. Approximately 75 athletes require year-round housing, 25 of whom reside at the Center and 50 reside in the nearby community. The average age is 25 years and the average income is under 50 percent of the area median income. Approximately 75 percent are female and 25 percent are male.

Persons with the HIV Infection and with AIDS

According to the County Epidemiology Program, there were 128 cases of AIDS reported for ZIP codes 91910, 91911, and 91913 as of February 1999; approximately 39 percent of those cases are now closed (diseased). The estimated number of person in Chula Vista presently infected with HIV is estimated at 1,920.

One of the inevitable consequences of AIDS is a deterioration in health, leading to an inability to work. As a result,

AIDS is often regarded as an illness of impoverishment. Studies by MediCal indicate that approximately 55 percent of AIDS patients have extremely limited incomes, usually about \$750 per month(gross). A monthly income at that level makes almost all market-rate housing unaffordable for AIDS patients. Many patients are at high risk of homelessness. Based on the above data, the housing needs of persons with AIDS is estimated below.

Affordable Housing Needs of Persons with AIDS in Chula Vista

Number of persons living with AIDS	81
Number of persons needing affordable housing	44
Number of permanent supportive housing units	15
Number of units of permanent independent housing	29

Foster Children

The County Foster Care Program is financed by the State of California. Under this program, a licensed family may receive \$400 to \$550 per month for housing a foster child. There are currently 6,283 children in foster care.

Inadequate housing for families seeking foster care placement is not significant. The housing needs of foster children are greatest when the foster child reaches the age of 18 years and no longer qualifies for State-funded foster care. It is estimated that one-third of those currently in foster care will become homeless when they reach the age of 18.

According to the Child Services Division of the County of San Diego Health Services Department, rental assistance is the best way to prevent homelessness among foster children reaching the age of 18 years. In order to provide some level of housing assistance, the City of Chula Vista has partnered with South Bay Community Services and the County of San Diego to fund an after-foster care facility. The Trolley Trestle project will provide temporary housing for those foster children phased out of the foster program. This project is currently under construction.

Families Participating in Self-Sufficiency Program

The County Housing Authority (CHA) estimates that between 1992-1996, approximately 500 households currently on the federal Section 8 Rental Assistance Program waiting lists would be eligible to participate in a Housing Authority self-sufficiency program. The CHA administers the Section 8 Rental Assistance Program in the City of Chula Vista through a cooperative agreement with the CHA. The City could therefore expect to have a certain number of eligible households residing in the City. The exact number is unknown due to the fact that this is a tenant-based assistance program and thereby allows for the mobility of participating households.

c. Inventory of Supportive Housing for Non-Homeless Persons with Special Needs

Elderly and Frail Elderly

A wide variety of facilities and services are presently available to serve the elderly population. Facilities for the elderly include licensed long-term care facilities, intermediate care facilities, unassisted living facilities, and senior centers through both the public and private sectors.

Among the services for the elderly are: adult day care; basic needs and resources (help for those temporarily unable to help themselves); crime/victim and legal services; education services, employment and training; emergency services; financial aid and benefits; health information; health services (inpatient and outpatient); housing services, in-home services; mental health services; protective and placement services; substance abuse services; and transportation services. The majority of elderly in the City of Chula Vista have access to these programs either through the Chula Vista Norman Park Senior Center, the Salvation Army and the newly constructed Veteran's Home.

Physically Disabled

The majority of the supportive services and housing assistance for physically disabled persons are provided through non-profit organizations. A primary provider is the Access Center of San Diego. The Access Center's services provide independence, dignity and access to physically disabled persons.

The Access Center provides the following services:

- ❖ **Intake and Referral Services** are set up to meet individual's needs and to seek appropriate services from the Access Center or from other community agencies;
- ❖ **Personal Assistance** helps disabled individuals obtain personal care attendants or homemakers, thus enabling them to live independently in their own homes;
- ❖ **Housing Referral** assists individuals to obtain accessible and/or appropriate housing that meets their individual needs;
- ❖ **Benefits Counseling** helps disabled individuals apply for public benefits to which they may be entitled such as Supplemental Security Income (SSI), Medicare, and Medi-Cal; Employment Services are provided through the Job Club that focuses on pre-employment preparation skills;
- ❖ **Community Living Program** offers case management services to help individuals move out of institutional environments;
- ❖ **Transition Project** provides assistance to young adults with disabilities moving from a school setting to independent living arrangements;
- ❖ **Peer Counseling** furnishes services and opportunities for social contact and involves areas such as individual, marital, family, and sexual counseling;
- ❖ **Transportation** supplies limited service on a fee basis for disabled individuals in need of transportation to medical, employment or personal appointments;
- ❖ **Spoke Shop** is a business enterprise which offers medical supplies and sales, service and repair of durable medical equipment such as wheelchairs;
- ❖ **Public Relations and Development** provides public information to the community, manages public relations events, produces fund development special projects, supervises volunteer coordination and membership recruitment.

The City of Chula Vista provides CDBG funds to the Access Center for services to residents in Chula Vista.

Mentally Disabled

Region wide, facilities for the mentally disabled include hospitals, medical centers, outpatient clinics, mental health centers, counseling and treatment centers, socialization centers, residential facilities for children, crisis centers, and adolescent and adult day treatment offices. Services available region wide through the County Mental Health Services and its contracting agencies include: screening and emergency, inpatient, partial day treatment, 24-hour residential treatment, outpatient, crisis, community support, probation, forensic, program review and development, case management, homeless outreach and volunteer services.

At present, there is a limited range of community-based rehabilitative and supportive housing options for persons not in crisis who need living accommodations. Current County Mental Health Services housing resources for the region include the Supplemental Rate Program (providing board and care with supplemental services - 350 beds), Long-term/Transitional Residential Program (group living with supportive services - 26 beds), and Semi-Supervised Living Program (transitional living from the streets to group housing – 28 beds).

Developmentally Disabled

The San Diego Regional center for the Developmentally Disabled is an information clearinghouse and provider of services for developmentally disabled persons. It is responsible for providing diagnostic counseling and coordination services. Regional centers serve as a focal point within the community through which persons with developmental disabilities and their families receive comprehensive services. The San Diego Regional Center is responsible for providing preventive services, including genetic counseling to persons who have or may be a risk of having a child with a developmental disability. They are also responsible for planning and developing services for persons with developmental disabilities to ensure that a full continuum of services are available.

- ❖ **Training and Education for Retarded Individuals, Inc.** is a private, non-profit corporation created for the purpose of developing residential, educational and recreational programs designed to serve individuals with developmental disabilities.
- ❖ **The United Cerebral Palsy Association of San Diego County** provides communication training, pre-vocational testing and training, and social and recreational activities for developmental disabled persons.
- ❖ **Association of Retarded Citizens**, a private non-profit corporation provides job training to the developmentally disabled in Chula Vista. The Chula Vista Parks and Recreation Department assists with the Special Olympics.

Persons with AIDS

Facilities available regionally include 10 facilities containing 99 beds, one skilled nursing home with an AIDS program, an AIDS housing information and referral service, and a volunteer-based free moving service for low income people with AIDS who need to change residences. Approximately 90 County residents with AIDS participate in a HOPWA-funded tenant-based rental assistance program; over 600 persons with AIDS are on the waiting list for that service.

In an effort to coordinate all Non-Homeless Special Needs services, the Chula Vista Human Services Council publishes a Human Services Directory for the South Bay which lists all the valuable services along with important

information, contact persons and telephone numbers.

2. HOMELESS NEEDS

It is the goal of the Consolidated Plan to coordinate services and facilities available for the homeless as continuum of care. A continuum of care begins with a point of entry in which the needs of a homeless individual or family are assessed. Once a needs assessment is completed, the individual/family may be referred to permanent housing or to transitional housing where supportive services are provided to prepare them for independent living. The goal of a comprehensive homeless service system is to ensure that homeless individuals and families move from homelessness to self-sufficiency, permanent housing, and independent living.

The following section summarizes the housing and supportive service needs of the homeless in Chula Vista, as well as persons and families at risk of becoming homeless. This section also includes an inventory of services and facilities available to serve the City's homeless population and those who are at risk of becoming homeless. Service and facility gaps in the continuum of care are also identified.

3. PUBLIC AND ASSISTED HOUSING

a. Public Housing

The San Diego County Housing Authority owns and manages the following three public housing projects, comprising of 105 units, in the City of Chula Vista.

- ❖ **Dorothy Street Manor** – 22 low income family units
- ❖ **Melrose Manor** – 24 low income family units
- ❖ **Town Centre Manor** – 59 low income senior units

b. Section 8 Certificate Program and Housing Vouchers

The following is a breakdown by program and unit size of the number of households currently receiving Section 8 rental assistance in Chula Vista:

<u>Certificate Program</u>		<u>Voucher Program</u>	
0 Bedroom	1	0 Bedroom	0
1 Bedroom	281	1 Bedroom	115
2 Bedroom	343	2 Bedroom	188
3 Bedroom	111	3 Bedroom	66
4 Bedroom	18	4 Bedroom	9
5 Bedroom	2	5 Bedroom	0
Total	756	Total	378

c. Waiting List

The Housing Authority of the County of San Diego maintains a waiting list of households interested in receiving rental assistance. The Housing Authority accepts applications by telephone on an open enrollment basis. Currently, the number of households on the waiting list is approximately 24,000. The following is a breakdown by

family type and bedroom size of the households on the waiting list who currently reside in the Chula Vista area:

<u>Family Type</u>		<u>Bedroom Size</u>	
Elderly	488	1 Bedroom	1,280
Disabled	365	2 Bedroom	1,381
Family	3,013	3 Bedroom	1,081
		4 Bedroom	104
		5 Bedroom	18
		6 Bedroom	2
Total	3,866	Total	3,866

When an applicant applies for the Certificate or Voucher programs, Federal preference is given to households that are involuntarily displaced, living in substandard housing, or paying more than 50 percent of family income for rent. Currently, approximately 75 percent of all applicants qualify for one or more of the Federal preferences.

When there are available certificates, vouchers or vacancies in Public Housing, names are selected from the waiting list by Federal preference and date of application. The length of time an applicant may wait for assistance is approximately two to five years.

d. Other Federal, State and Locally Assisted Units

Type	Complex	Category
HUD Section 236	Castle Park Garden Apartments	62 Non-elderly low income units
	Oxford Terrace Apartments	132 Non-elderly low income units
	Palomar Apartments	168 Non-elderly low income units
	Rancho Vista Apartments	24 Non-elderly low income units
HUD Section 202	Silvercrest	75 Senior low income units
Short-Term/Transitional Housing	Casa Nueva Vida #1	43 Beds
	Casa Nueva Vida #2	48 Beds
	SBCS Condo Units	25 Beds
Low Income Rental Units	Park Plaza Village Apartments	28 Very Low/Low income family
Tax Exempt Financing	Beacon Cove	35 Low income family units
	Eucalyptus Grove	75 Low income family units
	Terra Nova	46 Low income family units
	Pear Tree Manor Apartments	119 Low income family units
	Villa Serena	132 Senior low income units
	Cordova Village	40 Very Low income family units
	Trolley Terrace	18 Low income family units
	Teresina at Lomas Verdes	88 Low income family units

All of the above listed units are estimated by the City to have a near zero percent (0%) vacancy rate.

e. Assisted Housing Units “At Risk”

Chula Vista has 386 HUD Section 236 units which are “at risk” of converting to market rate housing. As explained in the five-year strategy to follow, the City continues to monitor these units and are ready to provide staff and financial resources to maintain the affordability of these units.

4. LEAD-BASED PAINT REDUCTION STRATEGY

The City has a two-tiered approach to the evaluation and elimination of lead-based paint hazards where the problem has been determined to be most prevalent. The County of San Diego's lead-based paint hazard evaluation program, known as the Childhood Lead Poisoning Prevention Program (CLPPP), involves outreach, screening, case management, and public education. The overall lead poisoning program is administered through the County of San Diego, Department of Health Services (DHS).

4.1 Childhood Lead Poisoning Reduction Program

The City of Chula Vista works closely with the County of San Diego, who is responsible for administering Chula Vista's Section 8 Rental Voucher Program. The County has received funding from the State of California Department of Health Services and the Federal Center for Disease Control to implement a Childhood Lead Poisoning Prevention Program on a county-wide basis. To combat the problem, local lead-prevention activities have been carried out under the direction of the County's Health and Human Services Agency, with assistance from the County Department of Environmental Health.

Together, the two departments have undertaken a strong commitment of fulfilling core public health responsibilities. In recent years, the surveillance program of the childhood Lead Poisoning Prevention Program has been enhanced, and extensive professional and community education has been established through the availability of Federal Center for Disease Control funding.

A major component of the program is the environmental assessment of the residence where a child with elevated blood-lead levels resides. However, the Childhood Lead Poisoning Prevention Program has not had the resources to work with the housing industry to combat the deteriorating paint conditions of housing units containing lead-based paint hazards.

4.2 Lead-Based Paint Hazard Control Program

With the current impact of Title X – Lead-Based Paint Hazard Reduction Act of 1992, Chula Vista will need to re-evaluate existing first-time homebuyer and residential rehabilitation programs. The impact on funding these programs have yet to be determined. Chula Vista will be evaluating the "high risk" areas of the City to target both federal and non-federal sources of funding.

Estimating the Number of Housing Units with Lead-Based Paint: For estimating the number of housing units with lead-based paint, the age of the housing stock is the key variable. Starting in 1978, the use of all lead-based paint on residential property was prohibited. In order for Chula Vista to determine the total number of housing units identified with lead-based paint, the City will seek assistance from the San Diego Association of Governments (SANDAG), a regional planning agency. Through the use of census tract data, SANDAG will be able to provide Chula Vista with an estimated number of units built prior to 1970 and the number of persons below the poverty level. Once this data has been established, the City will work closely with the County's Health and Human Service Agency to determine the number of children, located within those identified census tracts with elevated blood-lead levels. Once the "high risk" areas have been mapped, a Lead-Based Paint Reduction Program will be implemented.

5. HOUSING MARKET CONDITIONS

Housing Stock Characteristics

In 1998, Chula Vista had a housing stock of 56,250 units. This is a growth of 12.8 percent from the 1990 total units of 49,849, which compares to a 7.3 percent increase region-wide.

Projected Housing Units

Table I-10 presents the housing unit projections for the City of Chula Vista and the San Diego County Region. The City's rate of increase between 1998 and 2005 in housing is more than double that of the region (31 percent vs. 13 percent). The approximately 17,000 new units will generally keep pace with the forecasted population increase of 46,000.

**TABLE I-10
PROJECTED HOUSING UNITS**

Year	Chula Vista	Region
1995	53,961	996,684
1998	53,968	1,014,859
2005	70,928	1,153,736
2010	80,775	1,245,057
2020	96,518	1,404,231
Total Increase	42,557	407,547
% Increase	79%	41%

Source: SANDAG Preliminary 2020 Cities/County Forecast, February 1999; State DOF March 1998

Housing Type

In 1998, the largest percentage (48.5 percent) of housing units in Chula Vista were single-family detached units, as compared to 50 percent region wide. Table I-11 below presents the type of housing units in Chula Vista in 1998.

**TABLE I-11
TYPE OF HOUSING UNITS, 1998**

Jurisdiction	Total Housing Units	Single Family Attached	Single Family Detached	Multi-Family 2-4 Units	Multi-Family 5+ Units	Mobile Homes
Chula Vista	56,250	4,353	27,320	4,113	16,732	3,732
Region	1,014,859	88,128	508,020	74,430	297,373	46,908

Source: California State Department of Finance, January, 1999

Table I-12 shows that all types of housing units in Chula Vista significantly increase between 1998 and 2020, with the exception of mobile homes which decreased.

**TABLE I-12
PROJECTED HOUSING UNIT TYPE CHULA VISTA, 1998-2020**

Housing Type	1998	% of Total Housing	2005	% of Total Housing	2010	% of Total Housing	2020	% of Total Housing
Single-Family	31,673	56.3%	40,990	57.8%	46,091	57%	54,180	56.1%
Multi-Family	20,845	37.1%	26,285	37%	31,068	38.5%	38,607	40%
Mobilehomes	3,732	6.6%	3,653	5.2%	3,616	4.5%	3,731	3.9%
Total Housing	56,250	100%	70,928	100%	80,775	100%	96,518	100%

Source: SANDAG Preliminary 2020 Cities/County Forecast, February 1999

Housing Age

Age of housing is often an indicator of housing conditions. Many federal and state programs use age of housing as one factor to determine housing needs and the availability of funds for housing and/or community development.

Based on the 1990 census, approximately 13,000 units in Chula Vista are now or will be 50 years of age or older by 2004, meaning that older housing comprises approximately 23 percent of the total 1998 housing stock. In 1990, 168 units lack complete plumbing facilities. Of those units with plumbing deficiencies, 161 of the units were owner occupied and seven were rental units. The older homes are primarily located in western Chula Vista.

**TABLE I-13
AGE OF HOUSING STOCK**

Year Built	Units	
	No.	Percent
Pre-1940	1,003	2%
1940-1949	3,474	6%
1950-1959	9,272	17%
1960-1969	11,518	21%
1970-1979	12,902	23%
1980-1989	11,680	21%
1990-1997	5,409	10%
Total	55,258	100%

These older units are a source of affordable housing stock for low- and moderate-income residents as rents and sales prices are usually lower. It is important for Chula Vista to preserve these units as affordable housing stock through careful monitoring, code enforcement, and rehabilitation.

Housing Condition

The City estimates that only about 184 units of the approximately 37,500 housing units in Western Chula Vista are in deteriorating condition with either crumbling foundations, serious dry rot, and/or termite infestation. This stock could be a potential candidate for demolition activity. Approximately 45 single-family dwelling units were demolished during the last planning period due to serious deterioration or fire.

Housing Tenure

The total estimated number of occupied dwelling units for April, 1990 was 47,824 according to the U.S. Bureau of the Census. Of these units, 24,487 (53 percent) were owner occupied and 22,337 (47 percent) were renter occupied. Region-wide, 54 percent of the residents owned their own homes.

Vacancy Rates

Vacancy rates are an indication of housing supply and demand. High vacancy rates may indicate an over supply of housing and/or low demand for such housing. A prolonged high vacancy rate tends to discourage new construction, especially multi-family residential development. A low vacancy rate indicates a high demand relative to supply. A prolonged low vacancy rate tends to elevate rents in the rental stock.

Vacancy rates between two to three percent are usually considered healthy for single-family housing; and five to six percent for multi-family housing. However, vacancy rates are not the sole indicator of market conditions, they must be viewed in the context of all the characteristics of the local and regional market.

The region experienced low vacancy rates from 1974 to 1984. The increase in vacancy rates after 1984 was attributed to 1981 tax incentives that resulted in the construction of more rental properties. This increase in new units caused the vacancy rate for multi-family units to rise to a height of 8.9 percent in 1987. By 1990 vacancy rates had fallen to 6.2 percent.

The San Diego County Apartment Association is the primary source of vacancy rate information in the San Diego region. The Apartment Association sends out surveys to rental property owners and managers throughout San Diego County twice a year. As this represents only a sampling of rental properties the numbers do not represent the entire housing stock, but they assist in analyzing vacancy trends throughout the region.

**TABLE I-14
VACANCY RATES CHULA VISTA 1996 TO 1999**

	Units Surveyed	Number Vacant	Percent Vacant
Fall 1996	1,953	84	4.3%
Fall 1997	3,844	110	2.9%
Fall 1998	5,090	69	1.4%
Spring 1999	3,951	65	1.1%

Source: San Diego County Apartment Association, 1996-1998.

With the recession over and continued growth in the region, vacancy rates have substantially declined. This coincides with an increase in rental rates. This trend will effect housing shortages, over-crowding and over-payment particularly among low-income households

Housing Costs

Housing costs are indicative of housing accessibility for all economic segments of the community. Typically if housing supply exceeds housing demand, housing costs will fall. If housing demand exceeds housing supply, housing costs will rise. In Chula Vista, housing costs are less than the median for the entire region as shown on Table I-15.

**TABLE I-15
HOUSING COSTS - 1998**

Jurisdiction	Median Cost of Resale Housing	Average Rents			
		Studio	1 bedroom	2 bedrooms	3 bedrooms
Chula Vista	\$177,000	\$390	\$542	\$638	\$692
Carlsbad	\$285,000	\$480	\$618	\$781	\$2,500
La Mesa	\$185,000	\$487	\$578	\$707	\$930
El Cajon	\$184,000	\$405	\$485	\$581	\$807
Imperial Beach	\$144,000	\$440	\$489	\$598	\$790
Oceanside	\$168,000	\$466	\$556	\$697	\$889
San Diego Region	\$195,500	\$448	\$543	\$685	\$916

Source: SANDAG Regional Housing Needs Statement, 1999

5. BARRIERS TO AFFORDABLE HOUSING

II. Constraints to Housing Provision

Actual or potential constraints on the provision of housing and the cost of housing affect the development of new housing and the maintenance of existing units for all income levels. Governmental and non-governmental constraints are discussed below.

Governmental Constraints

Governmental constraints can limit the operations of the public, private and nonprofit sectors making it difficult to meet the demand for affordable housing and limiting supply in the region. Governmental constraints include growth management measures, land use controls, building codes, processing fees, and site improvement costs.

Land Use Controls

Land use controls take a number of forms that affect the development of residential units. These controls implement the General Plan which establishes the overall character and development of the community. Chula Vista's General Plan designates substantial areas of vacant land for residential development at a variety of densities. Most of the vacant land will be developed under the "Planned Community (PC) Zone" which permits varied densities and the use of flexible development standards.

The section on Housing Opportunities presents more detailed information on the availability of residentially zoned land. In summary, there is sufficient vacant land in Eastern Chula Vista to accommodate 29,565 additional units. Of these units, 41 percent will be high density multi-family and another 11 percent will be in the 6 to 11 units/acre range which typically generates patio homes/townhomes. The remaining 48 percent are at densities for single family homes.

The Zoning Ordinance includes a Mobilehome Park (MHP) zone, density bonus provisions, mixed use development zones, and the construction of residential projects in certain commercial zones.

Chula Vista allows dwelling groups, two or more detached dwellings on one parcel with a common yard or court, by right in the R-2 zone and with a Conditional Use Permit (CUP) in the RE & R1 zones. All zones require site plan and architectural approval.

Housing developments for seniors may be allowed in any zone except the R-1, R-2, C-V, C-T, and industrial zones. Because the residents of such developments have dwelling characteristics which differ from those of families and younger persons, it is not appropriate to apply all of the normal zoning standards. Senior housing is allowed with a CUP and the Planning Commission and City Council may make exceptions to the density, off-street parking, minimum unit size, open space, and such other requirements as may be appropriate. The Planning Commission and City Council may also adjust required setbacks, building height, and yard areas as appropriate to provide an adequate living environment both within the development and on nearby properties. Any exceptions and adjustments shall be subject to the condition that the development will be available for occupancy by seniors only.

The City does not have a provision for accessory dwelling units. Accessory structures are a permitted use in any R zone, however they are not allowed to have a kitchen and are not intended as living quarters. Guest houses are permitted as accessory uses in the Agriculture and Residential Estate (RE) zones subject to provisions in the Municipal Code and not rented or otherwise conducted as a business.

Growth Management

The following growth management provisions exist in Chula Vista:

- a. **Threshold Standards:** Adopted in November 1987, the "thresholds" established performance criteria and standards for eleven public facilities and services to ensure residents "quality-of-life" in conjunction with growth. They addressed such matters as minimum "Level of Service (LOS)" to be maintained on roadways, police and fire response times, minimum park acreage and library square footage per 1,000 persons, and guarantees for school, water, and sewer service as examples.
- b. The Standards included two types of implementation measures, those for application by staff on a project-by-project basis, and those to be applied City-wide on a periodic basis. For the latter, a Growth Management Oversight Commission (GMOC) was formed and tasked with an annual review and report on Citywide compliance.
- c. **Growth Management Element:** Incorporated with the General Plan Update in April 1989, it sets forth the City's goals, objectives, and policies related to protection of residents' quality-of-life. Established a City commitment consistent with the concept of the Threshold Standards and Controlled Residential Development Ordinance.
- d. **Growth Management Program:** Adopted in April 1991, it serves as the implementing mechanism for the Growth Management Element of the General Plan. It sets a foundation for carrying out City development policies by directing and coordinating future growth to ensure timely provision of public facilities and services. As such, its primary focus is Eastern Chula Vista where large tracts of vacant land are to be developed. The program document sets forth guidelines for relating development phasing to facilities master plans at the project level, and establishes requirements for facilities guarantees at various stages of project planning and review.
- e. **Growth Management Ordinance (Chula Vista Municipal Code Chapter 19.09):** Enacted in May 1991, codifies Growth Management intents, standards, requirements, and procedures related to the review and approval of development projects.

The principal foundation of the City's various measures is recognition that large scale future growth creates tremendous demands for public facilities and services, which if not adequately addressed, will result in shortages detrimental to public health, safety, and welfare. Development of the Growth Management Program involved preparation of several facilities master plans sufficient to support the land use base of the updated City General Plan consistent with adopted Threshold Standards. Preparation of those master plans included a comprehensive survey and analysis of existing conditions and levels of service.

Threshold Standards are applicable Citywide, although the Growth Management Program is targeted toward Eastern Chula Vista where large vacant tracts of land are being developed. Through the Implementing Ordinance (Chula Vista Municipal Code, Chapter 19.90) discretion is reserved to exempt those projects which through their size and/or location do not possess potential to significantly impact facilities and services. This level of significance is defined through the environmental review process on each project which specifically measures related facility and service needs, and in comparison to Threshold Standards performance, identifies if mitigating actions are necessary.

In such instance that a project, due to its location and/or timing, is required to provide a facility(ies) exceeding its needs, a benefit assessment is made to determine the amount and/or location of additional developments being served, and appropriate financing mechanisms and reimbursement agreements are established.

The City's ability to accommodate Regional Share allocations is not impacted, as the measures do not establish any form of building cap. Rather than attempting to artificially limit growth, the measures are aimed at ensuring adequate and timely services and facilities for growth produced by market forces.

Building Codes and Code Enforcement

The City's Planning and Building Department administers and enforces the Uniform Building Code which ensures construction in accordance with widely adopted health and safety standards. The City does not vary from these standards.

The City of Chula Vista administers code enforcement programs designed to protect the health, safety, and welfare of its citizens. The City's Planning and Building Department, in conjunction with the City Attorney's office undertakes abatement proceedings for deteriorating and substandard housing or illegal housing units. The City's Code Enforcement Division of the Planning and Building Department currently detects and abates violations to the State and County Housing and Health Codes as they relate to substandard housing.

The Code Enforcement Division administers a pro-active program of community outreach in an attempt to prevent Code violations from reaching a point of costly remedy. Additionally, the City has an established housing rehabilitation program that provides loans and grants to low income homeowners.

On- and Off-Site Improvements

The City has a variety of requirements established by both the Zoning and Subdivision Ordinances, such as development standards and off-site improvements. These requirements are those necessary to ensure adequate livability and lasting value in housing such as sewers, streets, curb-gutter-sidewalk, lighting, drainage, recreational open space, parking, etc.

The City allows for the reduction of standards to help offset costs for senior housing projects. The City also considers financial participation in the construction of infrastructure as a method of "additional incentive" under the State's revised Density Bonus Provisions.

7. FAIR HOUSING

The Fair Housing Council of San Diego, a private fair housing group, is under contract to serve as administrator for fair housing services in Chula Vista. Revision of the *Chula Vista Assessment of Impediments to Fair Housing Choice, 1997* is still under review. Upon review and approval from the Chula Vista City Council, the section of the 2000-2005 Consolidated Plan will be amended to incorporate and identify the impediments to fair housing in Chula Vista.

8. COMMUNITY DEVELOPMENT NEEDS

The following section of the needs assessment describes the City's Eligible non-housing community development needs, including

- ❖ **Infrastructure Improvements**
- ❖ **Community Park and Recreation Facilities Improvements**
- ❖ **Community Services**
- ❖ **Accessibility Needs**
- ❖ **Economic Development**
- ❖ **Strategic Planning Area**

8.1 Infrastructure Improvements

At this time, the following list of projects are being considered by the City for CDBG funding over the next five years:

8.2 Community Park and Recreation Facilities Improvements

At this time, the following list of projects are being considered by the City for CDBG funding over the next five years:

8.3 Community Services

The Chula Vista Human Services Council conducted a human services needs assessment in 1992. During that time, the needs assessment identified the following needs as being the greatest in Chula Vista:

- ❖ **Affordable Health Care**
- ❖ **Drug and Alcohol Abuse**
- ❖ **Crime**
- ❖ **Domestic Violence and Child Abuse**
- ❖ **Unemployment and Homelessness**

These issues were identified and incorporated into the 1995-1999 Consolidated Plan. Both CDBG and non-CDBG funds were budgeted and will continue to be budgeted for programs addressing these issues. Since the Chula Vista Human Services Council has provided an updated needs assessment, the Chula Vista City Council has established a list of priorities which include:

- ❖ Youth Services
- ❖ Senior Services
- ❖ Agency Collaboration

In the next five years the City will fund community services that assist the programs identified by Chula Vista Human Services Council and the City Council. Additional programs that will receive funding include literacy, meal programs, and handicapped programs.

8.4 Accessibility Needs

Persons who are physically disabled, including blindness, and persons who suffer from brain impairments due to disease, accidents, or resulting from birth, often have accessibility needs.

The Americans with Disabilities Act (ADA) went into effect in January 1992 and provided comprehensive civil rights protection to persons with disabilities in the areas of public accommodation, employment, state and local government services, and telecommunications. The design, implementation, and maintenance of all park facilities must comply with ADA. Persons of all abilities must have the opportunity to participate in recreational activities.

The City of Chula Vista continues working toward compliance with ADA. All city hall facilities have been modified to ADA standards. CDBG funds continue to be budgeted for pedestrian ramps and toward upgrading playground equipment, parks facilities, and community parks.

8.5 ECONOMIC DEVELOPMENT

In the early and mid-1990s, Chula Vista, along with the rest of the nation, suffered from the decline in economic activity. This had the impact of reduced property tax fees and sales taxes, the major sources of local revenue. During this decline, Chula Vista's largest employer, Rohr Inc., lost over 5,000 jobs as a result of defense industry downsizing. These layoffs had a ripple effect which damaged our small business sector, and resulted in increasing retail vacancies.

During the latter part of the 1990s, Chula Vista has rebounded and is now experiencing a major increase in sales tax and property tax revenues. In addition, the development community has responded to good economic times and have been active in providing market-rate and affordable housing.

8.5.1 Labor Market Information

The table on the following page provides an overview of Chula Vista and San Diego County's labor market.

Labor Market Information

	CHULA VISTA		SAN DIEGO COUNTY	
Labor Force - 1998	69,110		1,319,400	
Employment	66,540		1,273,000	
Unemployment Rate	3.7%		3.5%	
Employment by Industry 1999	# of Firms	Employment	# of Firms	Employment
Agriculture/Forestry/Fishing/Mining	19	167	708	10,320
Construction	71	764	1,889	25,593
Manufacturing	162	5,758	3,950	163,690
Transportation/Public Utilities	83	1,352	1,812	39,686
Wholesale Trade	204	1,551	3,559	44,875
Retail Trade	633	8,985	12,296	183,146
Finance/Insurance/Real Estate	249	1,698	5,559	66,704
Services [Personal Business]	433	3,675	10,668	142,338
Medical, Other Health	245	1,202	3,774	80,070
Legal/Law Offices	40	109	2,174	13,951
Education/Social Services	156	5,069	3,222	109,985
Engineers/Accounting/R&D	56	588	2,697	45,334
Government	6	2,927	207	37,090
Total	2,357	36,845	52,515	962,782
Company Size by # of Employees				
1 – 19	2,042	10,029	43,853	228,295
20 – 49	178	5,299	5,131	146,678
50 – 99	76	4,656	2,007	130,598
100 – 249	48	6,791	1,141	161,977
250 – 499	5	1,620	240	76,973
500+	8	8,450	143	218,261
Total	2,357	36,845	52,515	962,782

8.6 STRATEGIC PLANNING AREA

The City has five redevelopment project areas established under California Community Redevelopment Law with the stated purpose of combating blight and encouraging the rehabilitation, rebuilding, and redevelopment of the project areas. The City of Chula Vista has one of the most active and progressive redevelopment programs in California, with close to 3,000 acres designated under state law. The Chula Vista Redevelopment Agency oversees Chula Vista's redevelopment activities. The Agency's governing board is comprised of the City's mayor and four council members, although it operates as a separate legal entity from the City Council. The five established project areas are: Bayfront, Otay Valley Road, Southwest, Town Centre I and Town Centre II.

Bayfront Redevelopment Area

Established in 1974, Chula Vista's Bayfront Redevelopment Area was designed with the goal of encouraging development along the City's bayfront while insuring that recreational access to the waterfront is maintained. Key Bayfront businesses include two marinas, several restaurants and more than 30 start-up environmental firms in the City's incubator. In addition, redevelopment success has already been seen in the 1995 decision of BFGoodrich [then Rohr Inc.], to construct its corporate headquarters in the area. With more than 250 prime coastal acres in the Bayfront still undeveloped, significant opportunities remain for visitor, commercial, light industrial, office and recreational projects that desire to be part of Chula Vista's waterfront success.

Otay Valley Road Redevelopment Area

Chula Vista's 770-acre Otay Valley Road Redevelopment Area, located in the southeastern corner of the City, is a gateway to Chula Vista from Otay Mesa and the Mexican commercial border crossing. Established in 1983, this project area's light industry and nearby cultural and recreational uses are bringing regional recognition to the Otay Valley's unique advantages. Recent Redevelopment Agency assisted projects in the Otay Valley Road project area include the Chula Vista Auto Park and Gold Coast Engineering. Gold Coast, an aerospace metal fabrication firm, expanded its Chula Vista operations in 1991 by adding 77,000 square feet to their existing facility. Funding for this project was accomplished with industrial development bonds facilitated by the Agency.

Southwest Redevelopment Area

The City's newest project area, Southwest, was created in 1990; its 1,100 acres are zoned for limited industrial and thoroughfare commercial projects. Significant progress has been made on the redevelopment of several Southwest properties, including Palomar Trolley Center, an \$11 million community retail center located at the corner of Palomar and Broadway. Easily accessible by the San Diego Trolley and the City's bus system, the center serves as a gateway to the Southwest Redevelopment Project Area.

Town Centre I Redevelopment Area

Established in 1976, the 138-acre Town Centre I Redevelopment Area was created to revitalize the Chula Vista downtown, the historic heart of the Chula Vista community. The Redevelopment Agency has invested over \$3 million in CDBG and redevelopment funds for street improvements, parking and general public facility rehabilitation in this area. The Agency's assistance has helped attract more than \$41 million in private investment to this area, while maintaining the "old village charm" of Chula Vista's downtown. Private projects completed or underway include Park Plaza, a mixed-use retail/office/multi-plex center, and Gateway Chula Vista, a 300,000 square foot mixed-use office/commercial center that will be Chula Vista's and South San Diego County's largest office complex. It is anticipated that CDBG funds will be used to assist the Gateway project.

Town Centre II Redevelopment Area

Chula Vista's Town Centre II Redevelopment Area was established in 1978 to include the 65-acre Chula Vista Center, the City's regional shopping mall. The project area was later expanded to include 10 non-contiguous parcels in the City's central core, including the Civic Center, the Public Works Yard and Eucalyptus Park. The Chula Vista Redevelopment Agency helped finance the renovation of Chula Vista Center and financed improvements that led to the development of the WalMart-anchored 200,000 square foot South Bay Marketplace shopping center. The \$15.8 million expansion of Scripps Memorial Park Hospital was completed in 1999.

Strategic Planning for the Future

During the time frame of this plan, the Redevelopment Agency will be undertaking the planning and identifying a Strategic Planning Area (SPA) for the Southwest Redevelopment Area. Over the year, CDBG funds have been used for street improvements, lighting, and curbs, gutters and sidewalks. The Southwest Redevelopment Area includes the Montgomery Area, which was annexed from the County of San Diego in 1990. Single family rehabilitation activities and infrastructure projects have been underway to attempt to bring this area in compliance with City code standards. However, it is becoming increasingly difficult to budget sufficient funds to keep up with the demand.

It is the intent of the Redevelopment Agency to select pockets within the Montgomery Area to implement a SPA. Once the areas have been identified, a strategic plan will detail the scope of work. It is estimated that approximately \$10 million in CDBG funds will be used for this purpose in the form of a Section 108 loan. Additionally, other programs such as *Paint Our Town* and the HUD 203K Program will be offered to residents located within the SPA. With the use of Section 108 loan funds, rehabilitation of this area will take effect much more quickly than the current method of catch-as-catch-can.

IV. HOUSING AND COMMUNITY DEVELOPMENT STRATEGIC PLAN

The Five-Year Housing and Community Development Strategic Plan describes: [1] the general priorities for assisting households; [2] strategies and activities to assist those households in need; and [3] specific objectives identifying proposed accomplishments.

The Strategic Plan also addresses the following: Anti-Poverty Strategy; Lead-Based Paint; Institutional Structure; Reduction of Barriers to Affordable Housing; and Coordination among Agencies.

A. Housing and Community Development Objectives and Projects

Due to lack of resources, it is not possible to address all the needs of low income and special needs populations for housing and services in the community. Therefore, the City has selected the following priority needs on which to focus the City's resources in the next five years. These priorities were established taking the following two concerns into consideration: [1] those categories of low and moderate income households most in need of housing and community development; and [2] which activities will best meet the needs of those identified households. The following helps to define the level of priority for each need in the community.

HIGH represents a commitment to address the need in the Five Year Strategic Plan.

MEDIUM if funds are available, activities to address this need may be funded during the Five Year Plan and the City will take other actions to assist in the location of other sources of funds.

LOW indicates the City will not fund activities but will consider certification of consistency for other entity's applications for federal assistance.

NO SUCH NEED indicates there is no need or that this need has already been substantially addressed.

Priority needs areas are indicated by type of household (renter and owner) and by the type of housing problems, such as housing cost burdened or overcrowding.

The Consolidated Plan Priority Needs Summary, contained on the following three pages, establishes Chula Vista's priority housing, homeless and community development needs for the five-year period of the Consolidated Plan. These priority needs were identified using information from the 1995-1999 Consolidated Plan, the 1990 Census, local social service needs assessments and providers, and the City of Chula Vista. The description of Chula Vista's priority needs which follows the table focuses on those activities identified as High or Medium Priorities from Table 6. The implementing programs identified rely upon funding availability from federal, state, county and local resources.

The summary is divided into the following general categories of priority need: Housing Needs; homeless needs; public facility needs; infrastructure needs; public service needs; accessibility needs; historic preservation needs; economic development needs; other community development needs; and planning. For housing needs, the number of housing units to be assisted is estimated. For all priorities, the estimated dollars needed that will be used to address priorities is estimated. The description of Chula Vista's priority needs which follows the table focuses on those activities identified as High or Medium Priorities.

1. PRIORITY HOUSING NEEDS

This section describes Chula Vista's strategies for addressing housing needs which are identified as High or Medium priorities.

Priorities for Allocating Investment Geographically

Housing assistance can be generally described as available throughout the entire City. Homeownership activities, rehabilitation of owner-occupied and rental housing, and mixed income rental housing acquisition and development can occur in any area of the City exhibiting need or project feasibility (subject to program guidelines). Site selection guidelines of the City ensure that all units are built or acquired in areas of the City where there is adequate services such as schools, health care, transportation and or recreational services.

PRIORITY 1.1

Continue the housing rehabilitation, rental rehabilitation, and mobile home rehabilitation programs in order to preserve the City's aging housing stock	
Targeted Groups	High Priority is assigned to addressing the needs of low income persons (31 to 50 percent) and moderate income persons (51 to 80 percent)
Five Year Objectives	Rehabilitate 200 mobile homes, 35 single family homes, and 5 rental complexes Annual Goals: 40 mobile homes; 7 single family homes, and 1 rental complex
Supporting Rationale	Since the inception of the Redevelopment Agency's rehabilitation programs, these programs have served almost exclusively ver-low income households whose dwelling units were in dire need of rehabilitation. In order to preserve the City's aging housing stock and provide decent places for people to live, the Agency will continue doing moderate rehabilitations. The current need and demand for all of these programs is high. Agency staff maintains waiting lists
Implementing Programs	The following programs represent options for addressing Priority 1.1 <ul style="list-style-type: none"> ❖ Community Housing Improvement Program (CHIP) – currently, the Agency offers low interest loans and deferred loans to very low income owner-occupied homeowners for the rehabilitation of single family homes ❖ CHIP Mobile Home Loans and Grants – The Agency offers grants up to \$2,500 for very low income or disabled mobile home owners, and any additional rehabilitation costs are eligible for a low interest loan. ❖ Christmas in October – this program assists 5 homeowners per year with exterior landscaping and painting
New Program Development	Within the five year Consolidated Planning period, staff expects to implement the following programs: <ul style="list-style-type: none"> ❖ Section 108 Loan – staff is in the process of establishing a Strategic Planning Area (SPA) in the western portion of the City to address both rehabilitation and infrastructure needs within that area ❖ HUD 203K Program – this program would complement the existing CHIP program to assist home buyers rehabilitate a home ❖ Paint Our Town – this program would be utilized in the western portion of the City. Staff would work with the Building and Housing Department to target neighborhoods
Obstacles	Lack of financial resources to assist at higher levels

PRIORITY 1.2

Continue to implement the City's Affordable Housing Program so that more newly constructed rental and for-sale units are made available to low, moderate, and middle income households	
Targeted Groups	High Priority is assigned to very low and low income family rental units. Medium Priority is assigned to low and moderate income family for-sale units
Five Year Objectives	Provide construction of 250 low and moderate income units (80 percent and below) and 345 middle and above middle income units (81 to 120 percent) Annual Goal: Construct a minimum of 50 low income units and 70 middle and above middle income units
Supporting Rationale	Chula Vista is very fortunate because a large portion of the City is yet to be developed. In an effort to gain more housing units affordable to low and moderate-income groups in the undeveloped areas and promote a balanced community, the AHP was developed. Census data for 1990 shows that the City lacks affordable rental and for-sale housing units to persons and families in the above mentioned groups
Implementing Programs	The following programs represent options for addressing Priority 1.2 <ul style="list-style-type: none"> ❖ Affordable Housing Program (AHP) – The City of Chula Vista's Housing Element of the General Plan states that any development over 50 units must provide 10 percent of the units for low and moderate income households, with at least one-half of those units (5 percent of project total) being designated for low-income households

PRIORITY 1.3

Assist low, moderate and middle income residents to become homeowners	
Targeted Groups	High Priority is assigned to low and moderate income homebuyers
Five Year Objectives	Provide 130 low income homeownership opportunities (80 percent and below area median income); 35 moderate-income and 120 middle income homeownership opportunities Annual Goal: 30 low income units; 7 moderate income units; and 24 middle income units
Supporting Rationale	It is estimated that approximately 25 percent of Chula Vista residents can afford a median priced single-family home in Chula Vista. This percentage makes the assumption that these households have the down payment for a loan and a well established credit history.
Implementing Programs	The following programs represent option for addressing Priority 1.3 ❖ Mortgage Credit Certificate Program (MCC) – The Agency administers a MCC program which allows eligible buyers to take 20 percent of their mortgage interest as a tax credit on the federal income taxes. To be eligible for the MCC program in non-targeted census tracts, a household must be a first-time homebuyer, buy a home in Chula Vista, and earn less than 115 percent of area median income ❖ Reissued Mortgage Credit Certificate Program (RMCC) – This program allows an existing MCC holder to refinance their mortgage and continue utilizing the benefit of having a MCC
Program Development	Within the five year Consolidated Planning period, staff expects to implement the following programs: ❖ EastLake Green First-time Homebuyer Program – staff is in the development stages of offering a down payment and closing cost assistance program for the EastLake Greens “Antigua” project. This development project is a for-sale affordable housing requirement of EastLake Development Company and will provide 130 units to qualifying low income (80 percent or below) households. ❖ Lease-to-Own Program – staff is working with the County of San Diego along with other participating jurisdictions to form a Joint Powers Authority to offer a lease program. This program will be available to Chula Vista residents. Qualifying households who participate in the program will qualify for a home. Instead of making mortgage payment, the household will make lease payments for three years. Upon the expiration of the lease term, the household qualifies for the home and assumes the mortgage. It is expected this program will be available the beginning of 2001. ❖ City-wide First-time Homebuyer Program – staff is in the process of developing and implementing a city-wide first-time homebuyer program. It is expected this program will be available at the end of 2000.

PRIORITY 1.4

Continue to support non-profit corporations to develop affordable housing for very low and low income households	
Targeted Groups	High Priority is assigned to small (2 to 4 persons per household) and large (5 or more persons per household) families that are very low and low income. Medium Priority is assigned to extremely low and low income elderly persons
Five Year Objectives	Provide for 25 very low-income rental units and 25 low income rental units Annual Goal: Maintain and/or construct 5 very low income rental units and 5 low income rental units
Supporting Rationale	The Housing Division of the Community Development Department is in the process of preparing a Request for Qualifications (RFQ) for both non-profit and for-profit developers for the production of affordable housing at the very low and low income levels. The amount of subsidy required to assist households at these levels are costly, however, the Housing Division is committed to utilizing its resources to provide housing to households earning very low and low incomes. The City will pursue the development or acquisition of multi-family housing, where most units are restricted by occupant income in the following areas by priority: [1] in minimally concentrated areas of low income households; [2] in areas marginally concentrated with low income households; [3] in concentrated areas of low income; and [4] in highly concentrated areas as the lowest priority.
Implementing Programs	The following programs represent options for addressing Priority 1.4 The Agency or City will continue to invest in quality projects by non-profits which provide rental units to very low and low-income households. The City will utilize HOME funds to assist non-profits with the development of the projects.
Obstacles	Lack of sufficient financial resources

PRIORITY 1.5

Continue to assist mobile home park residents who are faced with paying increasing rents as well as the closure of their mobile home parks	
Targeted Groups	Medium Priority is assigned to both low income elderly persons and low income families
Five Year Objectives	Continue to enforce the City's Rent Review Ordinance so that mobile home residents are not faced with huge rent increases. Continue to enforce the City's Mobile Home Park Closure Ordinance which requires park owners to provide relocation assistance to low-income park residents when the owner decides to close the park
Supporting Rationale	In the City, 35 mobile home parks provide housing to many very low and low-income families and seniors. Without this form of affordable housing, many of these families and seniors would be facing a severe cost burden for housing, or they might not have adequate housing at all. As a result, the City has made a substantial commitment to regulate the City's parks so that the park residents can retain their affordable housing.
Implementing Programs	The following programs represent options for addressing Priority 1.5 Mobilehome Rent Review Ordinance and Committee – The City's Rent Review Ordinance only allows park owners to raise space rent by the Consumer Price Index (CPI) once per year. Without this control, space rents would continue to rise. As a result, park residents face a severe cost burden.
Obstacles	Lack of sufficient knowledge of renters and staff resources

PRIORITY 1.6

Utilize the Chula Vista Housing Authority as the financial vehicle for affordable housing projects	
Targeted Groups	High Priority is assigned to this objective
Five Year Objectives	Assist in the development of affordable housing projects through the use of tax-exempt and tax credit financing. Annual Goal: Have the Housing Authority partner with non-profit or for-profit developers in the application process for tax credit financing
Supporting Rationale	With the high cost of developing affordable housing projects, tax credit financing offers developers an incentive to produce units for very low and low income households.
Implementing Programs	Tax credit financing is issued by the California Debt Limit Allocation Committee (CDLAC) and the Tax Credit Allocation Committee (TCAC)

2. PRIORITY HOMELESS NEEDS

This section describes Chula Vista's strategies for addressing homeless needs which are identified as High or Medium Priorities.

PRIORITY 2.1

Continue to support programs offering transitional housing opportunities for homeless families and individuals	
Target Groups	Medium Priority is assigned to extremely low income families and individuals
Five Year Objectives	Continue to support non-profit organizations who offer transitional housing opportunities and the County of San Diego's Motel/hotel voucher programs Annual Goal: Budget approximately \$35,000 for programs to assist homeless persons and families
Implementing Programs	The following programs represent options for addressing Priority 2.1 <ul style="list-style-type: none"> ❖ Emergency Shelter Program – The State Department of Housing and Community Development administers a HUD-funded Emergency Shelter Grant Program (ESG). This program provides grants to local governments and to non-profit corporations for the rehabilitation or conversion of buildings for use as emergency shelters for the homeless, for the payment of certain operating and social service expenses in connection with the emergency shelter. ❖ County of San Diego Voucher Program – the City of Chula Vista continues to financially support the voucher program administered by the County of San Diego. This program provides hotel/motel vouchers to homeless families and individuals through the winter months of November through April ❖ Lutheran Social Services Project Hand – the City of Chula Vista provides financial assistance to this program which dispenses food to homeless families and individuals ❖ Thursday's Meal – This program provides meals to homeless families and individuals. Chula Vista financially support this program. ❖ South Bay Community Services – owns/operates two transitional housing sites

3. PRIORITY SPECIAL NEEDS POPULATIONS

This section describes Chula Vista's strategies for addressing housing for special needs populations which are identified as High or Medium priorities.

PRIORITY 3.1

Provide supportive housing projects and programs for special needs populations	
Targeted Groups	Medium Priority is assigned to addressing the support service needs of all lower and moderate (0 to 80 percent) special needs households (persons with AIDS, elderly, disabled, female-headed households, and large family households).
Five Year Objectives	Continue to support the efforts of: [1] fair housing service provider to assist in the elimination of discriminatory practices in housing; and [2] social service agencies to provide services to those with special needs
Supporting Rationale	Special needs groups in Chula Vista include the elderly, disabled persons, female-headed households, persons with drug and/or alcohol addictions, and persons with AIDS and related diseases. Persons with special needs have housing needs which include affordable housing, accessible housing units, housing in proximity to public services and transportation, and larger units. Because many persons in special needs groups have limited abilities and opportunities to work, they require housing which is affordable and which enables them to live as independently as possible.
Implementing Programs	A variety of social service agencies provide housing and supportive services to special needs groups in Chula Vista.

PRIORITY 3.2

Provide rental assistance (Section 8 Certificates and Vouchers) to lower income households with special needs over-paying for housing	
Targeted Group	Medium Priority is assigned to addressing the rental assistance needs of all low and moderate income special needs households (persons with AIDS, elderly, disabled, female-headed, and large family households)
Five Year Objectives	Continue to provide rental assistance to low and moderate income special needs households (0 to 80 percent)
Supportive Rationale	Persons with special needs have housing needs which include affordable housing, accessible housing units, housing in proximity to public services and transportation, and larger units. Because many persons in special needs groups have limited abilities and opportunities to work, they require housing assistance which will enable them to live as independently as possible. There are 2,024 elderly renter lower income households in Chula Vista; 58 percent of the extremely low income elderly renters pay more than 50 percent of their income for housing
Implementing Programs	The following program represents options for addressing Priority 3.2 ❖ Section 8 Rental Assistance Payments/Vouchers – The City of Chula Vista in conjunction with the CHA administers a Section 8 Rental Assistance Program

4. NON-HOUSING COMMUNITY DEVELOPMENT NEEDS

This section describes the City of Chula Vista's strategies for addressing non-housing community development needs which are identified as High or Medium priorities.

a. Community Facilities

PRIORITY 4.a.1

Continue to improve the quality of existing community facilities to serve the needs of lower and moderate income households	
Targeted Groups	High Priority is assigned to addressing the needs for community facilities serving youth, park and recreational facilities, and neighborhood facilities. Medium Priority is assigned to address the needs for community facilities providing health care, and those serving children requiring child care, seniors, and the disabled.
Five Year Objectives	Attempt to maximize the effectiveness of available CDBG funds for community facilities consistent with the urgency of the established need for facilities, the availability of other reliable long-term funding for the facilities and the provision of services from such facilities Annual Goal: Budget approximately \$250,000 for improvements to community facilities
Supporting Rationale	Respondents to past Community Development Needs Assessments and Surveys ranked Youth Centers, Child Care Centers, and Park and Recreation facilities as the highest community facility needs
Implementing Programs	The following programs represent options for addressing Priority 4.a.1 ❖ Community Development Block Grant Funds – The City will consider those projects listed in the community facilities portion of this document for CDBG funding

b. Infrastructure Improvements

PRIORITY 4.b.1

Provide for needed infrastructure improvements in lower and moderate income target areas	
Targeted Groups	High Priority is assigned to addressing the need for street improvement, sidewalk improvements and street lighting. Medium Priority is assigned to addressing the need for flood prevention/drainage improvements
Five Year Objectives	Attempt to maximize the effectiveness of available CDBG funds for infrastructure improvements consistent with the urgency of the established need for improvements and the availability of other reliable long-term funding for improvements. Annual Goal: Budget approximately \$350,000 in CDB funds for street improvements
Implementing Programs	The following program represents options for addressing Priority 4.b.1 ❖ Community Development Block Grant Program – The City will consider those projects listed in the infrastructure needs assessment portion of this document for CDBG funding as well as an attempt to concentrate its efforts in the Castle Park B area in cooperation with the Neighborhood Revitalization Program (NRP)

c. Community Services

PRIORITY 4.c.1

Continue to fund public services at the federally mandated cap	
Targeted Groups	High Priority is assigned to low income households benefiting from public service agencies
Five Year Objectives	Use 15 percent of the City's annual CDBG entitlement for public services Annual Goal: Budget approximately \$300,000 for public services
Supporting Rationale	Many non-profit social service providers struggle to perform their services for the residents of Chula Vista due to budget restraints. Since the City believes the supportive services these non-profits provide are important to residents with special needs, the City funds these non-profit organizations to ensure their services will continue to meet the needs of low and moderate income households.
Implementing Programs	CDBG Public Services - The City will continue to grant the full 15 percent of its annual CDBG entitlement to organizations providing public services

d. Accessibility

PRIORITY 4.d.1

Provide for the accessibility needs of the physically disabled	
Targeted Goals	High Priority is assigned to address the accessibility needs of the physically disabled
Five Year Objectives	Attempt to maximize the effectiveness of available CDBG funds for disabled accessibility improvements consistent with the urgency of the established need for facilities and the availability of other reliable long-term funding for such improvements Annual Goal: Continue to budget CDBG funds for ADA Curb Cuts city-wide in the amount of \$50,000. Additionally, CDBG funds will be budgeted as needed for ADA upgrades to recreational facilities
Supporting Rationale	ADA compliance continues to be a high priority by the City. The City believes that it is important to ensure all recreational and governmental activities are accessible to persons with disabilities
Implementing Programs	ADA Curb Cuts Annual Program – The City of Chula Vista is working to comply with ADA and funds capital improvement projects for the construction of pedestrian ramps city-wide

e. Economic Development

PRIORITY 4.e.1

Continue to provide proactive business assistance programs to encourage job creation through business attraction, retention, and expansion	
Targeted Groups	High Priority is assigned to business attraction, retention and expansion
Five Year Objectives	To increase job employment opportunities for Chula Vista residents and to diversify the local economy by attracting new businesses as well as encouraging the expansion of existing companies
Supporting Rationale	With the increase in economic development activity in Chula Vista, the Economic Development Division of the Community Development Department continues to target business to relocate to Chula Vista and maintain the existing number of local businesses. New programs are being developed to assist companies with City-imposed development fees and other fees such as Mello-Roos.
Implementing Programs	<p>The following programs represent Chula Vista's efforts to address Priority 4.e.1:</p> <ul style="list-style-type: none"> ❖ Hightech/Biotech Zone – As part of the effort to diversify the City's economic base and to attract high growth technology jobs of the future, the City has created an incentive zone for high technology and biotechnology manufacturing companies. This public/private partnership with EastLake Development Company, focuses on the EastLake Business Center, a camput-like business park within a highly amenitized 3,200-acre EastLake Master Planned Community. Some of the incentives being offered include an uninterrupted water supply, a Hightech/Biotech ombudsman offering personal assistance with the permit review process, access to Council subcommittee providing a "one stop" expedited review and financial assistance such as proposed loan guarantees or discounted land and/or fees. ❖ Redevelopment Agency – The City's Redevelopment Agency operates under the laws and procedures specified in California Redevelopment Law and can provide direct assistance to blighted areas by writing down the cost of land, assisting with infrastructure construction, condemnation when necessary, and other forms of financial assistance to businesses. ❖ Business Expansion/Retention Program – Chula Vista's Business Expansion/Retention efforts are designed to help "flag" potential problems for existing businesses, to inform them of available resources, and to assist in expanding operations. An existing business expansion/retention program entails on-site visits with the local employers to identify companies interested in expanding. Follow-up assistance is provided to expedite the permit process and to provide technical assistance as needed. ❖ Workforce Development Team – The City has established a Workforce Development Team composed of individuals representing employment and job training agencies. The primary goal of the team is to make employment services available to local employers and job training resources available to local residents. The Workforce Development Team actively markets employment-related services through events and publications.

A. BARRIERS TO AFFORDABLE HOUSING

As detailed in the Housing Needs Assessment of Section III, Chula Vista does not have any public policies which have a significant negative impact upon the availability of affordable housing in the City. Listed in the Needs Assessment are procedures which mitigate some public policies in order to promote the development of affordable housing. These procedures have not been altered for FY 2000, and are listed below.

- ❖ The City has and will continue to use “fast track” processing to expedite projects, such as those providing affordable housing in order to provide developers with a substantial savings of time in achieving complete project approval and the start of construction; and
- ❖ In order to mitigate the financial effects of City fees, the City/Agency will continue to consider subsidizing or reducing certain fees for affordable housing projects where such subsidies or reductions are necessary to create the required project economics.

B. INSTITUTIONAL STRUCTURE

There are many organizations which play a role in implementing the City’s five-year strategy. The coordination of these organizations in implementing the five-year strategy rests with the Community Development Department of the City. City staff continue to work with the San Diego County Housing Authority to provide Section 8 rental assistance and to build public housing in Chula Vista.

On a regular basis, City staff attends several regional-wide consortiums to discuss and maintain up-to-date on issues involving our communities, including the CDBG and HOME programs. The CDBG Administrators meet on a quarterly basis to share information and cutting-edge programs either in the process of being developed or have been developed. This sharing of information has led to this group receiving an honorable mention in HUDs Best Practices publication.

C. PUBLIC HOUSING RESIDENT INITIATIVES

The San Diego County Housing Authority owns and operates all of the public housing units located in the City of Chula Vista. The CHA has formed a Public Housing Resident Association in order to increase resident awareness and involvement in the enhancement of their housing environment and operations.